



HOWARD COUNTY HISTORIC DISTRICT COMMISSION
ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT
3430 Courthouse Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

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November Agenda

Thursday, November 7, 2013; 7:00 p.m.

The November meeting of the Historic District Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings unless otherwise indicated. All inquiries should be made to: 410-313-2350. Requests for accommodations need to be made three working days in advance of the meeting. Materials are available in alternative formats upon request.

PLANS FOR APPROVAL

1. 13-06c – 3723 Old Columbia Pike, Ellicott City
2. 12-14c – 8448 Main Street, Ellicott City
3. 12-44c – 8448 Main Street, Ellicott City
4. 13-49 – 8448 Main Street, Ellicott City
5. 13-27c – 6195 Lawyers Hill Road, Elkridge
6. 13-50 – 8267 Main Street, Ellicott City
7. 13-51 – 8267 Main Street, Ellicott City
8. 13-52 – 3739 Church Road, Ellicott City
9. 13-53 – 6090 Lawyers Hill Road, Elkridge, HO-381

CONSENT AGENDA

13-06c – 3723 Old Columbia Pike, Ellicott City

Final tax credit approval.

Applicant: David Ennis

Background & Scope of Work: The Applicant has submitted documentation that \$11,167.00 was spent on eligible, pre-approved work to replace the shutters on the building. The Applicant seeks \$1,167.00 in final tax credits.

Staff Comments: The works complies with that pre-approved and the receipts add up to the requested amount.

Staff Recommendation: Staff recommends Approval of \$1,167.00 in final tax credits.

12-14c – 8448 Main Street, Ellicott City

Final tax credit approval.

Applicant: Erik and Laura Steensen

Background & Scope of Work: The Applicants have submitted documentation that \$21,620.00 was spent on eligible, pre-approved work to make repairs to the exterior of the house. The Applicant seeks \$2,162.00 on final tax credits.

Staff Comments: The works complies with that pre-approved and the invoices add up to the requested amount.

Staff Recommendation: Staff recommends Approval of \$2,162.00 in final tax credits

12-44c – 8448 Main Street, Ellicott City

Final tax credit approval.

Applicant: Erik and Laura Steensen

Background & Scope of Work: The Applicants have submitted documentation that \$12,035.00 was spent on eligible, pre-approved work to make repairs to the exterior of the house. The Applicant seeks \$1,203.50 in final tax credits.

Staff Comments: The works complies with that pre-approved and the invoices add up to the requested amount.

Staff Recommendation: Staff recommends Approval of \$1,203.50 in final tax credits.

13-49 – 8448 Main Street, Ellicott City

Change previously approved light fixtures.

Applicant: Laura and Erik Steensen

Background & Scope of Work: According to MDAT, the historic house dates to 1800. The Applicant proposes to change the style of two previously approved light fixtures. In October 2013 (application 13-48), the Applicant was approved to install a pagoda style light along the garden path and steps. The Applicant proposes to replace this fixture with the 'Casa Sorrento' light, a low voltage bronze LED landscape light. The Applicant was also approved in October to install a Progress LED spotlight to up light the parking lot retaining wall, but now seeks approval to use an in-ground flush metal light to avoid tripping hazards.

Staff Comments: The change of light fixture style is still consistent with Chapter 9 recommendations. The Sorrento light fixture is more traditional than the pagoda fixture it is replacing and complies with Chapter 9.E (page 71) recommendations, "use dark metal or a similar material" and "use freestanding lights that are no more than six feet high for individual residential properties." The proposed Casa Sorrento lights will be bronze and 26.5 inches high, complying with the Guidelines. The in-ground flush lights also comply with Chapter 9.E, which states, "choose and locate lighting fixtures to be visually unobtrusive." The flush in-ground fixtures will be stainless steel, not a dark metal, but will be flush with the ground and will not be highly visible.

Staff Recommendation: Staff recommends Approval as submitted.

REGULAR AGENDA

13-27c – 6195 Lawyers Hill Road, Elkridge

Final tax credit approval.

Applicant: David Errera

Background & Scope of Work: The Applicant has submitted documentation that \$15,443.00 was spent on work to make repairs to the house and seeks \$1,544.30 in final tax credits. The Applicant has also submitted a receipt for \$475.00 for a temporary repair to stop leaking in the roof, prior to the Historic District Commission approval.

Staff Comments: Staff does not find the expense of \$475.00 can be eligible, based on the County Code, which states that eligible work means, “after the owner receives initial approval of an application for a certificate of eligibility” whereas this work was done prior to receiving approval and cannot be considered part of the eligible work. If approved, this could set a precedent with unknown consequences for other properties seeking tax credit pre-approval in terms of work done prior to receiving approval.

Staff Recommendation: Staff recommends approval of \$1,496.80 in final tax credits, which subtracts the \$475.00 (10% is \$47.50) expense from the total.

13-50 – 8267 Main Street, Ellicott City

Install security cameras

Applicant: Captain Daniel Coon

Background & Scope of Work: The building dates to approximately 1940. The Applicant proposes to install four security cameras on the exterior of the building, one at each of the corners. There will be two gooseneck cameras and two of the smaller fixed cameras placed on the building. The cameras will be white. All wiring will be on the roof and will not be visible.

Staff Comments: The white gooseneck cameras are located on many County buildings and are not highly noticeable. Due to their safety purpose the cameras cannot be installed out of sight of public ways, per Chapter 6.M (page 49) of the Guidelines, which states, “ whenever possible, install equipment out of sight of public ways or other properties.” Chapter 9.E (page 71) of the Guidelines recommends that exterior light fixtures should be a dark metal. While the cameras are not light fixtures, they are similar in shape and size. Staff recommends a dark or black metal be used, if possible.

Staff Recommendation: Staff recommends Approval as submitted, but recommends the cameras be a dark or black metal if possible.

13-51 – 8267 Main Street, Ellicott City

Install signs, replace exterior light.

Applicant: M. Dean Fairbend

Background & Scope of Work: The building dates to approximately 1940. The Applicant proposes to install three signs on the building and one new light fixture. The signs will also be located on the lower level of the building, along Hamilton Street (the entrance to the parking lot). Two of the signs will be 2 feet 8 inches wide by 2 feet 10 inches high for a total of 7.5 square feet each. The first of these signs will be for the new Howard County Police Museum. It will read on four lines and contain a Howard County police logo:

Howard County
Police Museum
Honoring Our History
www.HCPD.org

The second sign will read on five lines:

Howard County Maryland
Tourism and Promotion
Marketing
Offices
www.visithowardcounty.com

Both signs will have a black background. The Police Museum sign will have yellow text and the police logo will contain white, yellow, red and blue. The Tourism sign will have white text with red and yellow accents.

The third sign will be a small sign, 8 inches wide by 8 inches high, indicating there are public restrooms and will be placed on the door. The sign will have a blue background with white text stating “Restrooms”, as well as the typical restroom graphic.

The Applicant also proposes to replace the existing light fixture that is located above the door with an upright white glass globe and black metal light fixture that says “Police” across the glass in black lettering.

Staff Comments: The Application generally complies with Chapter 11 recommendations. The signs comply with Chapter 11.A (page 80) recommendations, “use simple, legible words and graphics” and “keep letters to a minimum and the message brief and to the point.” While the Guidelines (page 80) also recommend, “use a minimum of colors, generally no more than three,” the additional colors are only found in the logos and are minimally used.

Staff has no objection to the restroom sign, which is a standard sign that also complies with the above mentioned guidelines.

The proposed light complies with Chapter 9.E (page 71) recommendations, “choose and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar material” and “place attached lighting fixtures in traditional locations next to or over a door.” The existing light fixture is higher above the door than would be preferred, especially for the proposed light, as it will only up-light the area. Additionally, the proportions will be off, as the light is too far away from the top of the door. Staff recommends either

moving the light fixture down, or if that work is prohibitive, turning the light upside down to make it a downward facing ball. The 'Police' lettering can then be applied.

Staff Recommendation: Staff recommends:

- 1) Approval of all signs as submitted.
- 2) Approval of light if lowered or if flipped around so the light shines down in closer proximity to the door.

13-52 – 3739 Church Road, Ellicott City

Applicant: Susanne and Larry Schroeder

Exterior repairs to carriage house, tax credit pre-approval.

Background & Scope of Work: According to MDAT the historic main house dates to 1893 and the carriage house probably dates to a similar time. The Applicant proposes to make repairs to the historic carriage house and seeks tax credit pre-approval for the work. The Applicant proposes to make the following repairs:

- 1) Remove the existing roof, which consists of layered metal and asphalt and replace with metal sheeting, to be black or gray.
- 2) Repair, and replace as needed, support trusses and beams, which have been damaged by termites.
- 3) Repair broken windows and casements. The existing windows on the front of the house are 6:6.
- 4) Paint exterior wood shingle siding in a light yellow to match the existing color.
- 5) Repair or replace existing wood doors as needed. The doors at street level are large sliding doors and the door on the lower level is a 4 panel wood door.

The Applicant has included the following work in the application, although it is not eligible work and does not require HDC approval because it is interior work. The work is not eligible, per Section 20.112 of the County Code, which states that eligible work does not include, "interior finish work that is not necessary to maintain the structural integrity of the building." The ineligible work includes:

- 6) Rip out flooring to uncover the full extent of the damage and replace as necessary.
- 7) Repair/replace non-functioning electrical panel, outlets and fixtures.

It is possible that when removing the flooring, the Applicant could discover additional beams that require repair or replacement and that the work would help maintain the physical integrity of the structure, which would then be eligible for tax credits. However, the replacement of flooring is not eligible because it is interior finish work. Additionally, any bracing that has been done to this point is not eligible for tax credits because it was work done prior to approval.

Staff Comments: The replacement of the metal and asphalt roof with metal is consistent with Chapter 6.E (page 31) recommendations, "retain and repair historic roofing material. If necessary, replace small areas of roofing using material matching the original in size, shape, color and texture" and "Replace historic roof materials only when necessary due to extensive deterioration; use replacement material that matches or is similar to the original." The repair or replacement of the support trusses and beams are necessary to replace the roof and are a structural component of the building.

The repair of the broken windows is consistent with Chapter 6.H recommendations (page 40), "maintain and repair original window openings, frames, sashes, sills, lintels and trim. Maintain glass, putty and

paint in good condition.” Staff also recommends the Commission approve the replacement of any windows, if it is later determined that repair is not possible for all. Staff recommends any replacement windows match the existing in size, material and color, which complies with Chapter 6.H recommendations, “when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.” The rear windows have a makeshift metal “awning” or extended “flashing”, which should not be reproduced with the widow repair.

The Applicant also proposes to repair, or rebuild as needed, the sliding front door and paneled lower level door. This work complies with Chapter 6.G recommendations, “maintain and repair original doors, frames, sills, lintels, side light and transoms” and “when repair is not possible, replace historic doors and entrance features with features of the same size, style and finish.”

Items 1-5 are eligible for tax credits, per Section 20.112 of the County Code, which states that eligible work includes, “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing” and “maintenance of the exterior of the structure, including routine maintenance as defined in section 16.601 of the County Code.” Items 6-7 are not eligible, per Section 20.112 of the County Code, which states that eligible work does not include, “interior finish work that is not necessary to maintain the structural integrity of the building.”

Staff Recommendation: Staff recommends Approval of items 1-5 and tax credit pre-approval for the work. Staff also recommends Approval for the in-kind replacement of any windows that are beyond repair, and recommends tax credit pre-approval for the work.

13-53 – 6090 Lawyers Hill Road, Elkridge, HO-381

Applicant: Lisa Badart

Exterior repairs.

Background & Scope of Work: The building dates to around 1871, as explained in the Historic Sites Inventory form. The Applicant seeks approval to enclose the open foundation on the sides and back of the building with a sturdy material in a color and finish that will blend with the building and its surroundings. The intent is to keep animals out from under the building. The Applicant does not know what material would be best to use and seeks the Commission’s advice on the material to be approved.

Staff Comments: The open foundation on the east side of the building is a couple of feet high, but is currently hidden due to the landscaping. The back open foundation is much lower, and is only about 1-1.5 feet high. The landscaping does appear to be overgrown and the foundation and walls could benefit from having the excess vegetation removed away from the building. There is currently a chicken wire running around the rear foundation, but it appears to have been propped up, rather than tightly secured.

Staff discussed several solutions for the building, but is also open to other ideas. Staff suggests the following enclosures for the foundation:

- 1) A heavy gauge chicken wire or mesh, adhered to the building walls and secured into the ground with framing. The wire would not be visible from a distance and would not be highly visible close to the building.

2) A painted wood or pvc lattice, in a brown or green color, which would blend in with the building and surroundings. The lattice could be installed a few inches back to blend in with the shadows. These are just a few suggestions that Staff came up with. The only important thing to keep in mind is ventilation for the building, as it is a wood structure, and keeping crawl space access. Staff is not concerned about using historic materials, as the durability of the materials used is more important as it will be in close contact with the ground and in a shady, damp area. Additionally, any enclosure can be set back and does not have to be flush with the building's wall, so it will not be highly visible. Staff recommends having a trench where the wire or lattice would be buried so an animal could not just burrow under the ground level barrier.

Staff Recommendation: Staff recommends Approval of the two options suggested by Staff, or an alternate option as determined by the Commission to be appropriate for the historic building.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Beth Burgess
Executive Secretary